

**PLANNING AND ZONING  
MARCH 17, 2015  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:00 p.m. on March 17, 2015 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members George Zahn, Kenny Olmstead, and Steve Ellis.

During the Pre-Session Meeting:

- Development Update; Glade Parks, Glade Parks South
- Review Agenda Items

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –  
PRECOUNCIL CONFERENCE ROOM**

The Euless Planning and Zoning continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

**MEMBERS AND STAFF PRESENT:**

Chairman Richard McNeese  
Vice Chairman LuAnn Portugal  
Commissioner George Zahn  
Commissioner Kenny Olmstead  
Commissioner Steve Ellis  
Hal Cranor, Director of Public Works  
Mike Collins, Director of Planning and Economic Development  
Charles Anderson, Fire Inspector III  
Stephen Cook, Senior Planner  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

Commissioner Ronald Dunckel  
Commissioner David Brown

**VISITORS:**

Don Dykstra  
Felipe Sanchez  
Kristen Sanchez

**THE INVOCATION AND THE PLEDGE OF ALLEGIANCE:** The Invocation was given by Chairman McNeese and the Pledge of Allegiance was given by Commissioner Olmstead.

**ITEM 1            CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**  
Regular Meeting of March 3, 2015.

Commissioner Zahn made a motion to approve the minutes for called meeting of March 3, 2015. Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)

**ITEM 2      HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT ZONING  
CHANGING CASE NO. 15-04-PD, AND CONSIDER  
RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Planned Development zoning of 2.5819 acres of land located in the Elijah Rogers Survey, Abstract 1299, 606 S. Main Street, amending the Planned Development (PD) to allow single family residential uses, and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Bloomfield Homes is under construction of a fourteen (14) lot single-family detached subdivision following the development standards of a Planned Development zoning approved by the City Council under Ordinance 2018 on December 10, 2013. The layout of the subdivision includes a street connection between Jean Lane and S. Main Street. At the intersection of the new street and S. Main Street, the Planned Development included approval of a subdivision gate closing regular access to S. Main Street.

The intent of the gate would to be reduce the incidence of cross traffic interfering with traffic on S. Main Street during school drop off/pick up times for South Euless Elementary.

Since approval of the PD, the builder has produced several design options and has had opportunity to evaluate how the gate would function. With the gate closed, vehicles reaching the dead end section of the street would be required to use the driveways of the private residences in order to turn around to exit the subdivision. Staff has concerns that emergency access and the potential conflicts with truck deliveries, postal deliveries and solid waste removal outweigh the benefits a gate would provide. Therefore, staff is recommending that the Planned Development be amended to remove the gate requirement.

All other design standards originally approved with the Planned Development will be maintained. Consistent with what has been used in other neighborhoods around schools, signage will be installed to control school related vehicle traffic and parking.

Staff recommends approval of the Planned Development Ordinance.

Chairman McNeese asked if there are any proponents/opponents. Seeing none, the public hearing was close.

There were no questions or comments presented by the Commission.

Commissioner Ellis made a motion to approve case #15-04-PD. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)

There being no further business the meeting was adjourned at 6:37 p.m.

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Chairman McNeese

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Date